



Department of Community Development

801 228th Ave SE - Sammamish, WA 98075 - Tel: 425.295.0500 - Fax 425.295.0600 - Web: www.sammamish.us

NOTICE OF APPLICATION / SEPA SAMMAMISH HIGHLANDS - PSUB2014-00117

Project Description: The applicant proposes to subdivide 6.24 acres (comprised of three parcels) into 23 new single family residential lots. There are three existing residences, two of which are proposed to be demolished. There is a Type Ns stream on the project site near 248th Ave SE. The properties are zoned R-6.

On June 03, 2014 an application was submitted by ISOLA CAPITOL MANAGEMENT and deemed complete on June 03, 2014. On June 11, 2014, the City issued this Notice of Application/SEPA by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

Public Comment Period: 06/11/2014 through 07/02/2014

Project Location:

Tax Parcel:

0224069063

0224069129

0224069194

Address:

2109 248TH AVE SE

2027 248TH AVE SE

2118 246TH AVE SE

Applicant: ISOLA CAPITOL MANAGEMENT

Existing Environmental Documents: Geotechnical report by Earth Solutions NW received 6/3/14; preliminary plat development plan set by MXP Consulting received 6/3/14; Critical Area affidavit received 6/3/14; Traffic Impact Analysis received 6/3/14; Stream Impact and Mitigation Plan by Altmann Oliver Associates, LLC received 6/3/14; Preliminary Technical Information Report by MXP Consulting received 6/3/14; Environmental Checklist by MXP Consulting received 6/3/14; Arborist Report by Gilles Consulting received 6/3/14

Other Permits: Site Development, Final Plat, Building Permits

SEPA Review: Based on the submitted application, and available information, the City anticipates issuing a DNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Staff Member Assigned: Mona Davis
425.295.0500
mdavis@sammamish.us

A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 - 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.